

TOWN OF ROWE - BOARD OF ASSESSORS
Minutes - Tuesday, October 22, 2019 – 6:00pm
Rowe Town Hall – Assessors' Meeting Room

Present: Rick Williams, Ellen Miller and Herb Butzke

Audience: None

Call to Order: Chair called the meeting to order at 6:13pm.

1. FY20 Tax Rate:

a) **FY20 Assessors Overlay:** Current Overlay balance is \$114,981.90. The Board discussed varying amounts to add to the overlay account due to three pending ATB tax appeals. Worst case scenario...our liability could be about \$450K if all three appeals are found in favor of the appellants. The Board then voted unanimously to add **\$200,000** to give us approximately \$315K. More can be added in subsequent years if needed. The \$200K was entered into Gateway (Tax Recap p. 2, Line II.d.) and information submitted to DLS. The GATEWAY system auto-calculated the Overlay amount to be raised as **\$198,127.88** (vs. the \$200K that we entered).

b) **LA-4 Assessment/Classification:** The Board voted unanimously to approve the LA-4 with valuations by class as follows:

Total # of Parcels	Class 1 Residential	Class 2 Open Space	Class 3 Commercial	Class 4 Industrial	Class 5 Personal Property
598	\$ 54,369,159	\$ 0	\$ 306,349	\$ 281,617,112	\$ 179,134,469
TOTAL					\$ 515,437,089
Exempt Parcels (85)					(\$ 14,725,000)
Total Taxable Valuation of RE/PP					\$ 510,701,989

c) **LA-13 Tax Base Levy Growth:** The Board voted unanimously to approve the LA-13 which calculates FY20 New Growth at \$15,213.

Property Class	New Growth Valuation	Prior Year Tax Rate	Tax Levy Growth
Single Family 101	\$ 234,800	\$ 5.01	\$ 1,176
Personal Property	\$ 1,750,205	\$ 8.02	\$ 14,037
TOTAL	\$ 1,985,005		\$ 15,213

d) **MRF and Tax Rate:** Rick presented various MRF options and resulting tax rates. The Board voted unanimously to propose an MRF of .65 with resulting tax rates of \$5.33/\$8.53 (R/CIP). A draft classification hearing memo was reviewed and approved.

2. Minutes: No action.

3. **Legal Agreement—ATB Counsel:** Marcella at Monroe TH stated that BOS is OK with the agreement. As soon as they sign the agreement, she will forward it to Atty. Klebanoff. Florida has submitted signed agreement.

4. **FY20 Budget/Payables:** Ops Bal: \$1,938.99; Wages/Stipend Bal: \$11,617.40. Approved payment:

a) **CAI Technologies:** 2nd Qtr (Oct-Dec) Cartographic map maintenance = \$275.00


5. **MV Excise Warrants, Abatements:** None
6. **New Deeds/Plans:** None received.
7. **Building Permits—Residential/Electrical/Gas – Sept 2019:** Reviewed FCCIP report. PRCs will be updated after FY20 tax rate is finalized and tax bills are sent.

Resident	Permit #	Address	Map/Lot	Project	Value
Tomlinson, Susan	R-19-0771	145 Leshure	402-068	Enclose porch, convert mud room to office	\$ 35,000
Herbert Butzke	R-19-0726	137 Leshure	403-039	Remove existing shingles & replace	\$ 4,800
Corarito, Arthur & Mary Ann	R-19-0702	65 Dell	403-055	Rplc (4) Windows	\$ 6,515
Beaumier, Robert & Dawn	R-19-0712	2 Cyrus Stage	201-023	New 30'x50' garage on slab	\$ 105,000
Decker, David J	E-19-0405	54 Ford Hill	201-019	Rplc existing electrical service w/new	
Rowe Unitarian Camp (Rec Hall)	E-19-0362	38 Kings Hwy	204-033	Rplc existing service riser & meter socket	
Rowe Unitarian Camp (Farmhouse)	E-19-0363	22 Kings Hwy		Rplc old CT metering w/ direct metering	
Grieco, Richard	G-19-0119	54 Od Cyrus Stage	403-044	Install generator & gas piping	

8. **Planning Board Memo re Industrial Zone:** Rick working on draft response.
9. **Goal Post Article:** Reviewed/approved article for Nov 2019 GP.
10. **Community Preservation Fund:** Researching. Matter tabled.
11. **Executive Session:** The Chair declared that an executive session was not needed.
12. **Next Meeting:** Thursday, October 24 at 6:30pm (incl joint meeting re FY21 Budget with BOS/FinCom)
13. **Adjournment:** 8:55pm

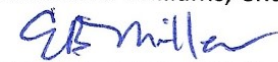
Respectfully submitted,
Ellen B. Miller

Approved:


Frederick N. Williams, Chair

11-12-19

Date


Ellen B. Miller

Herbert G. Butzke

TO DO

For	Item	Due Date
FY21 Tax Rate	Charlemont/Rowe Town Line Adjustment: Create new parcels & adjust maps as needed for Tatro Rd/Legate Hill Rd changes.	
FY21 Tax Rate	Boyd Dwelling (402-050): Is this a second home? Owners live in Charlemont. Son lives in Rowe house.	